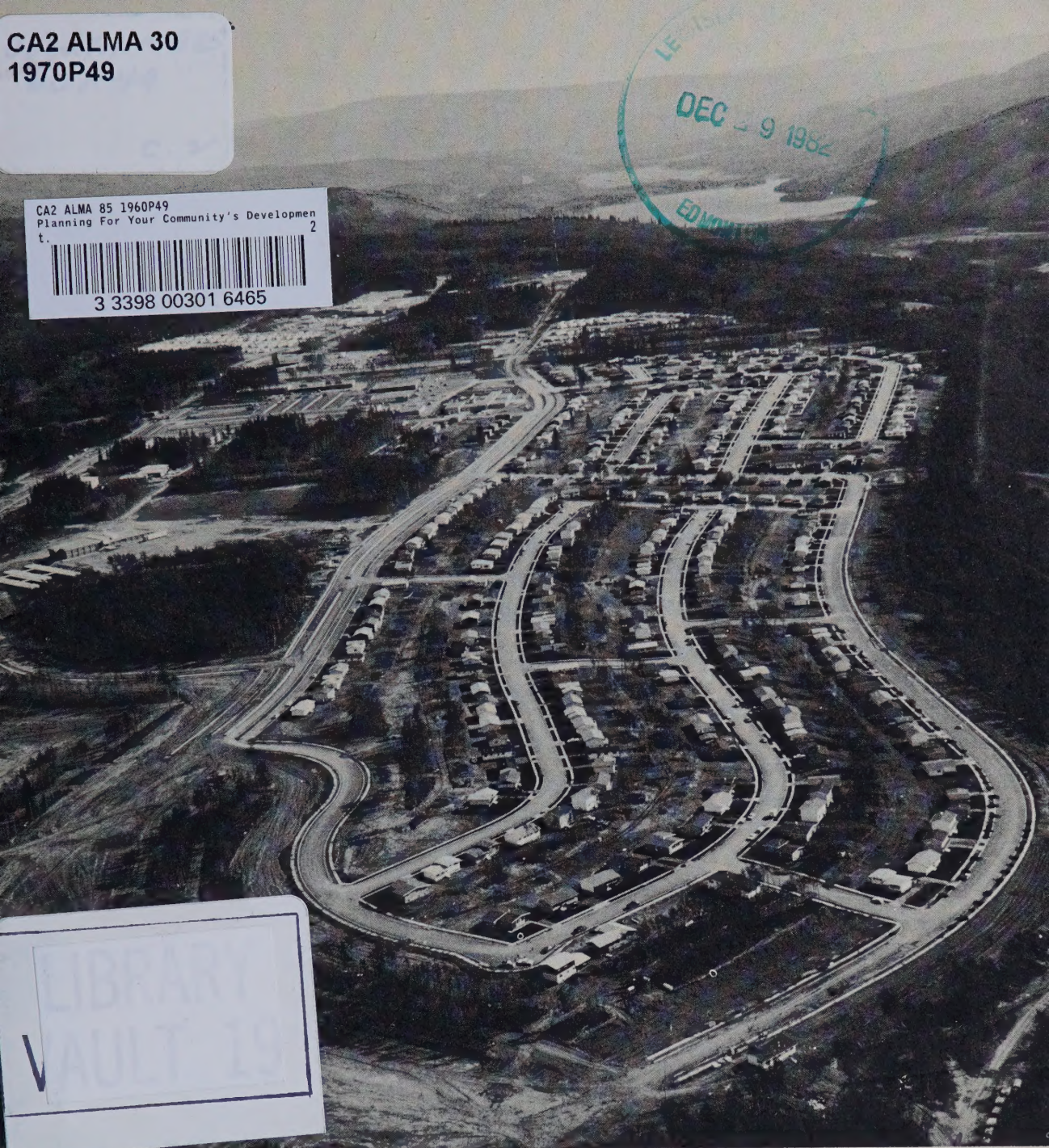
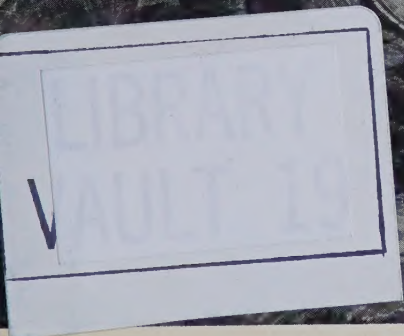


CA2 ALMA 30
1970P49

CA2 ALMA 85 1960P49
Planning For Your Community's Development
t. 2



3 3398 00301 6465



PLANNING FOR YOUR COMMUNITY'S DEVELOPMENT



A
PUBLICATION
OF THE PROVINCIAL PLANNING BRANCH
DEPARTMENT OF MUNICIPAL AFFAIRS
GOVERNMENT OF ALBERTA

FALL 1970

The Provincial Planning Branch is indebted to Professor John Bland and the Canadian Chamber of Commerce, and to Mr. Wayne C. Fletcher for their kind contributions to this pamphlet.

THIS INFORMATION IS DIRECTED TO THOSE OF YOU LIVING IN TOWNS AND VILLAGES where the opportunities for making them better places to live in, still exist. If any of the following conditions or other similar ones not mentioned here exist in your town or village, then the opportunity presents itself.

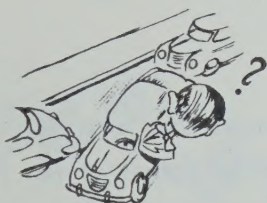


Are the children of your community required to cross busy streets in order to get to school?

Are school and church sites, parks and open areas either lacking or inadequate?



Is there no focus for community life?

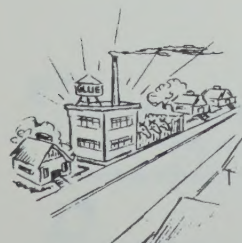


Is the street pattern wasteful of space or dangerous for traffic or pedestrians?

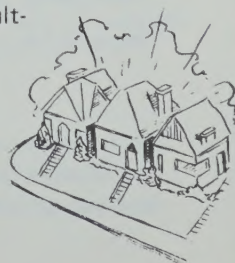
Is car parking becoming a problem?



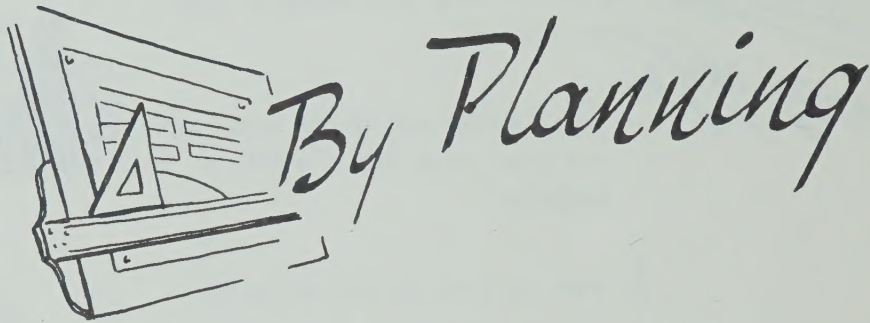
Are the lots too narrow with resulting close spacing of houses?



Are non-residential uses scattered throughout your community?



If some or all of these conditions exist in your community, the question now arises: How to improve upon them? The reply in itself is simple.



The citizens of your community working through the Town or Village Council in conjunction with a Provincial Planning Agency of the Government of Alberta can plan ways and means to eliminate existing unfavorable conditions and to ensure that future development of the community does not bring about unsatisfactory conditions similar to those which exist now.

We know that...

and yet...



Towns are constantly trying to attract new industries. Yet they permit the best, and in some cases the only, suitable industrial land to be sub-divided into small plots for residences. Thus they practically exclude industry.

Industry must have large space for its productive activities—room to operate, to expand.



Stores, shops, theaters and hotels build up every square foot of the business districts until traffic congestion makes shopping unbearable for even the most hardened customer.

Business areas must be easily accessible to customers, and offer convenient facilities for off-street parking and the loading of merchandise.

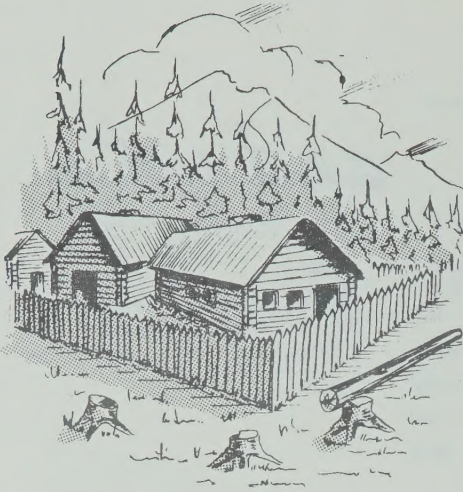


Overcrowding of land and mixing of residences with filling stations, billboards and junkyards makes the urban centre no longer a desirable place for a home.

Residential areas must be stable and attractive—quiet streets, convenient school and recreation facilities. They must be free from the threat of intrusion of undesirable land uses and pollution.

The only way to assure that industry, business, dwellings, streets, utilities, public uses such as schools and parks are co-ordinated in convenient, healthful and attractive relation to each other is **to plan for their development before they are built.**

It's easier to lock the barn door than it is to find a stolen horse!

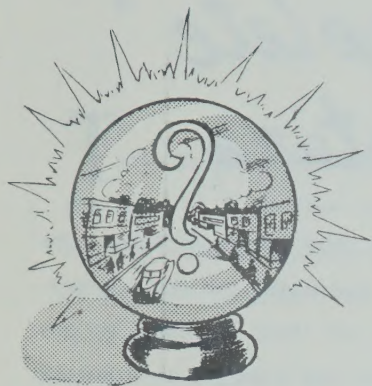


Planning Itself is not new

As far back as there is recorded history, man has endeavored to plan his towns to meet his needs. In contrast to our present-day towns, many early Canadian towns were planned for defense against hostile or marauding tribes. Roman towns were laid out around their forums which were meeting places and centres of public life.

Only our problems have changed

Today our towns face new problems. They must be planned to meet man's changing needs. Failure to meet this challenge is at the root of the dilemma in which urban centres, large and small, find themselves.



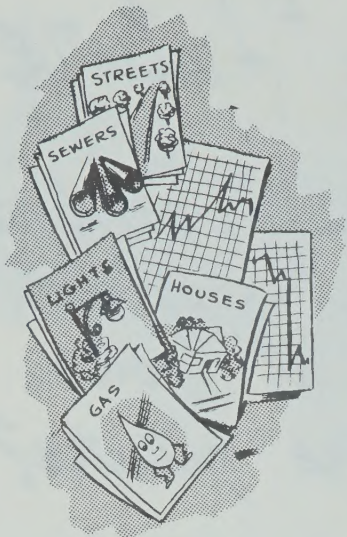
The Future-

*what does your
town consider
when it looks
to the future?*

Is it planning to be a centre of trade for the surrounding countryside, a place where people enjoy doing business? Will it have residential areas in which people will enjoy living? Would an industrialist decide that your town would be a good place to locate his new plant?



Every day some action is taking place in your town that will affect its future development. Building a house or a new grocery store, selecting the site of a new school, laying a new waterline—it is these day-to-day decisions made by private citizens and your town or village administration that build a community and add to its livability—or add to its problems.



The Complete Picture

The citizen who builds a house, the engineer who constructs a street or water-line extension—all these individual actions affect each other and should be co-ordinated by a general plan for community action.

The General Plan

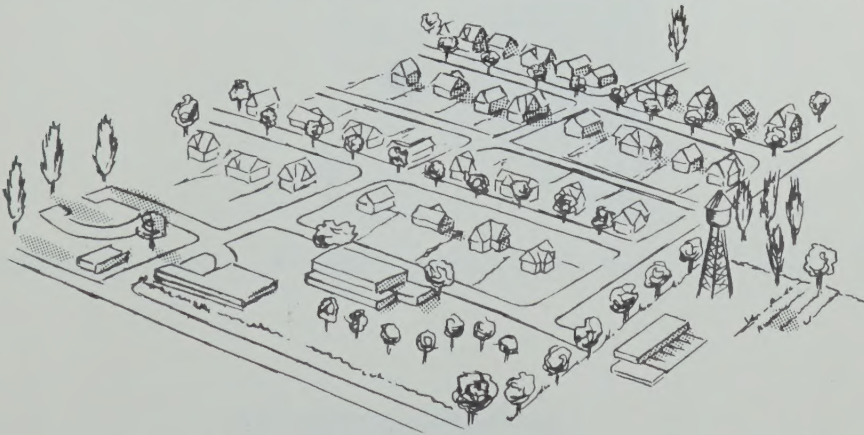
includes maps, charts, graphs and comprehensive written statements to express and to illustrate the proposals contained in the general plan. It will clearly show all phases for the development of your community, including plans for its environs, usually for a period of 20 years. After its adoption by by-law the general plan will be reviewed by council at least once every five years to permit flexibility by revision in the light of new studies and up-to-date information.

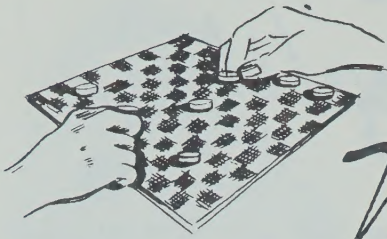
Making the plan a reality

Tools for guiding the development of the town according to the general plan are The Subdivision and Transfer Regulation, building and fire codes, building setback regulations, and one of the most important—the **zoning bylaw**. This document serves council as an authority to implement necessary requirements.

Zoning can assure the development of each piece of land according to its best use. It allows the most economical and convenient locations for industry, business and residence in relation to each other and to utilities, streets, and other public uses.

Zoning should provide for adequate space for each land use far beyond the present day requirements. Zoning will also safeguard individual land uses by means of transitional or buffer zones. It can promote stability and order, and prevent congestion and many other urban problems so common to our scene.



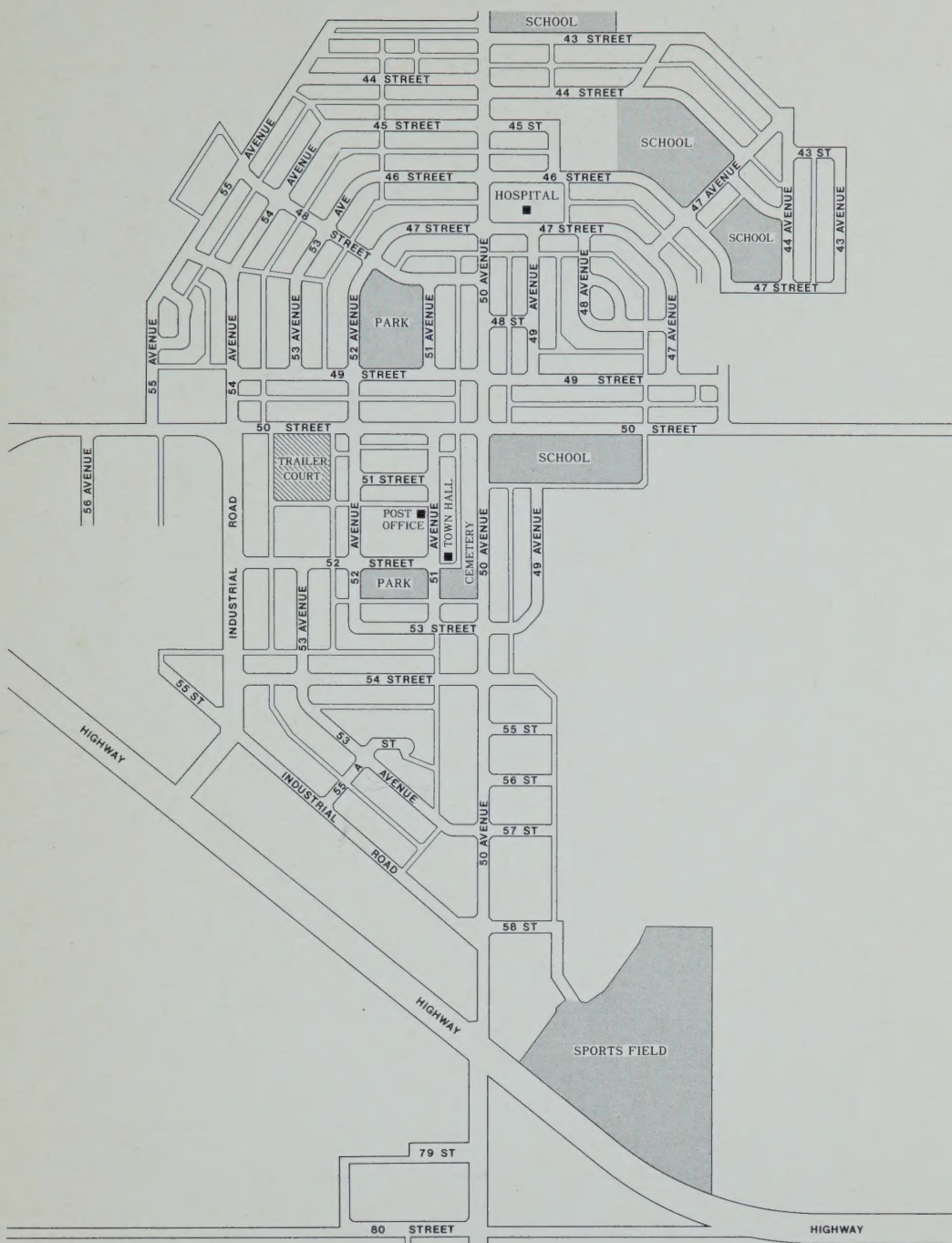


Your Next Move

The town or village council or local organization interested in the welfare of its community should write to the Provincial Planning Director, at the address provided on the opposite page, advising of the local situation and outlining your community's requirements.


The Provincial Planning Agencies are prepared to assist your community with technical aid and advice in preparing plans, zoning and building by-laws, and other details that will provide better living conditions in your town or village.





FOR FURTHER INFORMATION
WRITE TO THE
PROVINCIAL PLANNING BRANCH
DEPARTMENT OF MUNICIPAL AFFAIRS
GOVERNMENT OF ALBERTA
EDMONTON





Digitized by the Internet Archive
in 2022 with funding from
Legislative Assembly of Alberta - Alberta Legislature Library